174.0	0010	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,018,000	/	1,018,000
USE VALUE:	1,018,000	/	1,018,000
ASSESSED:	1,018,000	/	1,018,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		SELKIRK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHANBERGER ERIC
Owner 2:	
Owner 3:	
Street 1:	2 SELKIRK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TRAVERS JULIA M -
Owner 2:	-
Street 1:	2 SELKIRK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,914 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 1956, having primarily Clapboard Exterior and 2452 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4914.000	617,700	3,100	397,200	1,018,000
Total Card	0.113	617,700	3,100	397,200	1,018,000
Total Parcel	0.113	617,700	3,100	397,200	1,018,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 415.17 | /Parcel: 415.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	116788
GIS Ref	
GIS Ref	
Insp Date	08/31/17

!13600!

PREVIOUS ASSESSMENT

Parcel ID: 174.0-0010-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	617,900	3100	4,914.	397,200	1,018,200	1,018,200	Year End Roll	12/18/2019
2019	101	FV	487,000	3100	4,914.	391,500	881,600	881,600	Year End Roll	1/3/2019
2018	101	FV	476,400	3100	4,914.	300,700	780,200	780,200	Year End Roll	12/20/2017
2017	101	FV	445,100	3100	4,914.	283,700	731,900	731,900	Year End Roll	1/3/2017
2016	101	FV	445,100	3100	4,914.	261,000	709,200	709,200	Year End	1/4/2016
2015	101	FV	334,700	3100	4,914.	244,000	581,800	581,800	Year End Roll	12/11/2014
2014	101	FV	152,900	3100	4,914.	224,700	380,700	380,700	Year End Roll	12/16/2013
2013	101	FV	152,900	3100	4,914.	224,700	380,700	380,700		12/13/2012

PRINT

Date	Time
12/11/20	03:31:52

LAST REV

Date	Time
05/30/18	09:15:21
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13600

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TRAVERS JULIA M	1514-86		8/28/2017		988,000	No	No		
MORGAN ELIZABET	1427-123		12/10/2012		407,000	No	No		
MORGAN ELIZABET	585-76		1/5/2000	Family		No	No		
	585-76		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/10/2016	1382	Solar Pa	3,870	C				
2/27/2015	199	Manual	13,000					Finish half story
1/9/2014	18	Renovate	220,000	O				
10/18/2013	1553	Manual	5,000	C				
11/6/1995	645		10,000					22X24 WOOD GARAGE

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2017	Measured	DGM	D Mann
5/21/2015	Permit Insp	PC	PHIL C
5/22/2014	Measured	PC	PHIL C
3/6/2014	Info Fm Prmt	EMK	Ellen K
1/29/2014	Info Fm Prmt	EMK	Ellen K
1/5/2009	Meas/Inspect	345	PATRIOT
4/18/2000	Inspected	276	PATRIOT
12/20/1999	Mailer Sent		
12/16/1999	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	116788
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4914		Sq. Ft.	Site		0	70.	1.15	6									397,194						397,200	

Total AC/HA:	0.11281	Total SF/SM:	4914	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	397,194	Spl Credit		Total:	397,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	9 - Contemporary		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	11 - Membrane		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1956	Eff Yr Blt:	2014
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.15773702
Const Adj.:	0.97980404
Adj $ / SQ:	141.794
Other Features:	119860
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	620142
Depreciation:	2481
Depreciated Total:	617661

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

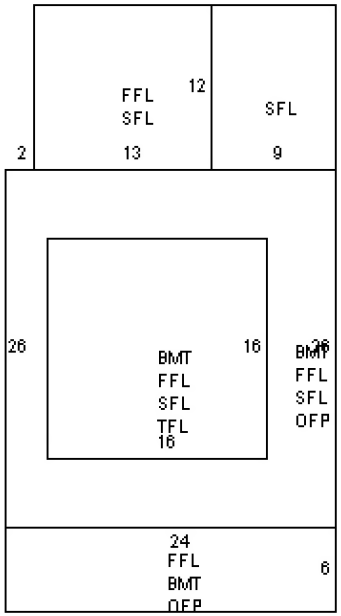
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	188.59
Special Features:	0	Val/Su Net:	184.50
Final Total:	617700	Val/Su SzAd	298.69

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	924	141.790	131,018
SFL	Second Floor	888	141.790	125,913
BMT	Basement	768	56.360	43,287
OFP	Open Porch	512	19.320	9,894
TFL	Third Floor	256	141.790	36,299

Net Sketched Area:	3,348	Total:	346,411
Size Ad	2068	Gross Are	3348	FinArea	2452
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	B	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

174.0-0010-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	24X22	A	AV	1960	19.73	T	40	101			3,100			3,100

More:	N	Total Yard Items:	3,100	Total Special Featues:		Total:	3,100

IMAGE

AssessPro Patriot Properties, Inc